093.0	0004	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	563,600 / 563,600
					USE VALUE:	563,600 / 563,600
					ASSESSED:	563,600 / 563,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EVANS KAREN JELENE/TRUSTEE
Owner 2:	KAREN JELENE EVANS LIVING TR
Owner 3:	
Street 1:	58 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EVANS KAREN J -
Owner 2:	-
Street 1:	58 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	156,200		407,400	563,600
Total Card	0.124	156,200		407,400	563,600
Total Parcel	0.124	156,200		407,400	563,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 733.85 /Parcel: 733.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60481

GIS Ref

GIS Ref

Insp Date 09/25/18

!7622!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	156,200	0	5,400.	407,400	563,600		Year end	12/23/2021
2021	101	FV	150,900	0	5,400.	407,400	558,300		Year End Roll	12/10/2020
2020	101	FV	150,900	0	5,400.	407,400	558,300	558,300	Year End Roll	12/18/2019
2019	101	FV	141,600	0	5,400.	413,200	554,800	554,800	Year End Roll	1/3/2019
2018	101	FV	141,600	0	5,400.	308,500	450,100	450,100	Year End Roll	12/20/2017
2017	101	FV	141,600	0	5,400.	279,400	421,000	421,000	Year End Roll	1/3/2017
2016	101	FV	141,600	0	5,400.	267,700	409,300	409,300	Year End	1/4/2016
2015	101	FV	132,500	0	5,400.	227,000	359,500	359,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:53:13

LAST REV

Date	Time
10/02/18	09:32:37
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7622

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVANS KAREN J,	70250-596		11/17/2017	Convenience	1	No	No		
LYONS SEAN,	64919-598		2/17/2015		399,000	No	No		
SMITH DEBORAH	63356-82		3/11/2014	Estate/Div	66,437	No	No		
MCGINLEY RICHAR	63356-80		3/11/2014	Estate/Div	66,436	No	No		
HUNT MARGUERITE	63356-78		3/11/2014	Estate/Div	26,817	No	No		
MCGINLEY KATHER	63356-76		3/11/2014	Estate/Div	66,437	No	No		
GILLINAHAM CARO	63356-74		3/11/2014	Estate/Div	66,436	No	No		
DOMENICO SALLY	63356-72		3/11/2014	Estate/Div	66,437	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Inspected	CC	Chris C
8/21/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Meas/Inspect	163	PATRIOT
10/30/2000	Hearing N/C	163	PATRIOT
3/6/2000	Inspected	264	PATRIOT
2/2/2000	Measured	263	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60481
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	146.273
Other Features:	56800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	226429
Depreciation:	70193
Depreciated Total:	156236

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

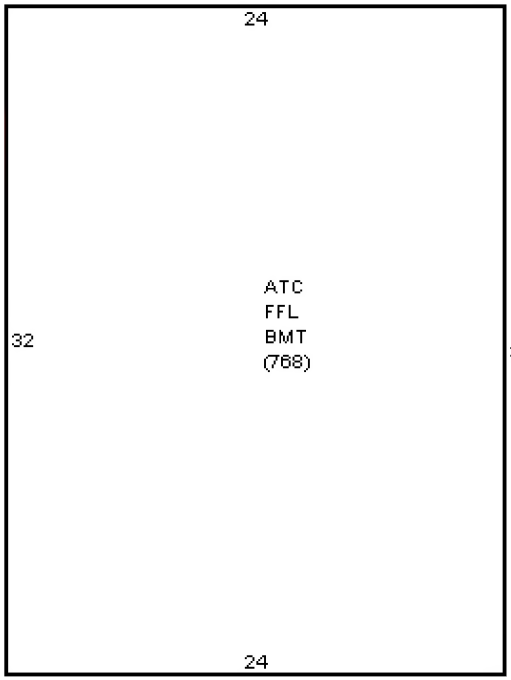
No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.27
Special Features:	0	Val/Su Net:	86.54
Final Total:	156200	Val/Su SzAd	150.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	43.880	33,701
FFL	First Floor	768	146.270	112,337
ATC	Attic	269	87.760	23,591
	Net Sketched Area:	1,805	Total:	169,629
Size Ad	1036.7999	Gross Area	2304	FinArea 768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0004-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc